GOVERNMENT OF ANDHRA PRADESH
ABSTRACT

Municipal Administration & Urban Development Department – Andhra Pradesh Metropolitan Region and Urban Development Authorities Act, 2016 – Guidelines for Master Plan Preparation – Orders – Issued.

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the Master Plan preparation Procedure enumerated in Chapter-III – Development Plans of G.O 2nd read above.

(BY ORDER AND IN THE NAME OF THE GOVERNOR OF ANDHRA PRADESH)

Y.SRILAKSHMI
SPECIAL CHIEF SECRETARY TO GOVERNMENT

To
The Commissioner of Printing, Stationery and Stores Purchase,
Andhra Pradesh, Vijayawada.
The Commissioner & Director of Municipal Administration, A.P.,
Vaddeswaram, Mangalagiri, Guntur District.
The Director of Town and Country Planning, A.P., Mangalagiri.
The Commissioner, APCRDA., Vijayawada.
The Metropolitan Commissioner, VMRDA., Visakhapatnam.
The Director General, Andhra Pradesh State Disaster Response
& Fire Services Department, A.P., Vijayawada.
The Chairman & Managing Director, APTRANSCO, Vijayawada.
The Commissioner & Inspector General of Registration & Stamps, Vijayawada.
All Municipal Commissioners of ULBs in the State
- **through** the C&DMA, A.P., Vaddeswaram.
All Vice Chairpersons of Urban Development Authorities in the State
- **through** the DTC&P, A.P., Mangalagiri.

Copy to:
OSD to Hon'ble Minister for MA&UD Department.
PS to Spl. Chief Secretary to Government, MA&UD Department.
SF/SC.

// FORWARDED BY ORDER //

SECTION OFFICER.

Annexure to G.O.Ms.No.66, Dated:17.05.2023.

MASTERPLAN GUIDELINES

1. Short title and application

1.1. These guidelines may be called the "Guidelines for Master Plan preparation".

1.2. They shall apply to all the development areas as notified under section 3(1) of the Andhra Pradesh Metropolitan Region and Urban Development Authorities Act, 2016.

1.3. All the masterplans being prepared, which ever stage may be at present, shall follow the further steps as per the procedure prescribed under these guidelines.

1.4. These guidelines are detailing out of theMasterplan preparation procedure in Chapter III – Development plans of APMRUDA Rules, 2018.

2. Definitions

In these rules, unless the context otherwise requires,-

2.1. 'Act' means the Andhra Pradesh Metropolitan Region and Urban Development Authorities Act, 2016 (Act No.5 of 2016);

2.2. 'Authority or Development Authority or DA' means, the Authority constituted for the Development Area under sub-section (1) of section 4 of the Act;

2.3. 'Consultant' means a consultant/agency/Department with the winning bid for the Request for Proposal (RFP) floated by the Authority.

2.4. 'Development area' for the purpose of these guidelines shall mean the entire jurisdiction of the Authority unless specified otherwise.

2.5. 'DTCP' means the Directorate of Town and Country Planning headed by the Director of Town and Country Planning which is constituted under section 7 of Andhra Pradesh Town Planning (APTP) Act, 1920 as the apex organization exclusively for the spatial planning activities in the State with staff having technical expertise in Urban and Regional Planning.

2.6. 'Executive Authority of the local body' means the Municipal Commissioner of urban local body or Panchayath Secretary of gram panchayath.

2.7. 'GIS' refers to Geographic Information System (GIS). It is a computer system that analyses and displays geographically referenced information. GIS tools like QGIS (open source software) or ArcGIS (paid software) shall be used for the preparation of Masterplan.

2.8. 'Masterplan or MP' means a plan prepared as per Section 11(2) of the Act with a medium-term time frame, preferably not less than ten years and it shall be in conformity with the Perspective Plan.

2.9. 'Planning Area' means the area for which the master plan is being taken up as per the RFP; preferably the entire development area.

2.10. 'Project Monitoring Unit (PMU) for Master Plan' refers to thespecialised Master Plan Unit set up at Office of DTCP. PMU shall consist of:

a. Senior officer from the O/o DTCP in the cadre of Additional Director
b. Officer on Special Duty, MA&UD Dept who deals with the planning issues
c. Planning Section Head of respective UDA
d. Town Planning Section Head of respective ULB
e. Professional experts (either from Professional Practice/academics with adequate knowledge on preparation of Master Plans) either through empanelment or as special invitee (as and when required).
f. Officers from the O/o DTCP below the cadre of Additional Director shall be exclusively deputed to the PMU for assisting him in the various activities of the PMU and record keeping.
g. GIS expert – Ward Planning & Regulatory Secretaries (WPRS) with adequate GIS knowhow if available may be deputed to the PMU. If not available, then GIS expert may be hired from open market.

2.11. 'RDDTP' means Regional Deputy Director of Town Planning.

2.12. 'Request for Proposal (RFP)' refers to the RFP floated by the authority for the preparation of Master plan for the Development Area.

2.13. 'Scrutiny Committee for Master Plan' refers to the separate committee constituted at the O/o DTCP for the scrutiny of the Masterplans at each and every stage submitted by the consultant. It shall consist of

(i) Deputy Director of Town Planning in the O/o DTCP from respective Technical Section in Head Office.
(ii) The respective Regional Deputy Director of Town Planning of the Region.
(iii) The Planning Section Head from respective Development Authority
(iv) District Town and Country Planning Officer (DTCPO)of the respective District
(v) Town Planning Section Head from respective ULB.
(vi) Transportation Planner. Any regular officer in the O/o DTCP if available or hired from open market or consultancy services from other organisations.
(vii) GIS Expert– Ward Planning & Regulatory Secretaries (WPRS) with adequate GIS knowhow if available may be deputed to the O/o DTCP to be a part of the Scrutiny Committee. If not available, then GIS expert may be hired from open market
(viii) Officers from the O/o DTCP below the cadre of Deputy Director shall be exclusively deputed to the Committee for assisting him in the various activities of the Committee and record keeping.

2.14. 'Spatial Plan' means Perspective Plan or Master Plan or Zonal Development Plan or any other plan prepared/being prepared for the Development area or part within the development area.

2.15. 'Town Planning Staff' means all the staff deputed to Urban Local Bodies/ Development Authorities by the Director of Town and Country Planning.

2.16. 'Urban local body or ULB' means Municipal Corporation under AP Municipal Corporation Act, 1994 or municipalities and nagar panchayats under AP Municipalities Act 1965.

2.17. 'URDPFI guidelines' refer to the Urban and Regional Development Plan Formulation and Implementation Guidelines issued by the Ministry of Urban Development, Government of India in January, 2015.

3. Steps for preparation of Master plan

3.1. Request for Proposal

3.1.1. For the newly constituted Authorities, the authority shall float the RFP for preparation of Perspective plan, Masterplan and Zonal Development plans for entire planning area. Model RFP is enclosed with this document.

3.1.2. For the other Authorities, where the horizon period of the spatial plan is exceeded or about to exceed, the Authority may call for separate RFP for Perspective plan or masterplan as per the need. The said RFP shall be vetted by the PMU.

3.1.3. The consultant with the winning bid is assigned the task of preparation of GIS based spatial plan as per the model RFP by issuing the work order by the Development Authority.

3.1.4. If the terms of the work order are acceptable, the Consultant shall issue a Letter of Acceptance (LOA) to the DA and subsequently enter into agreement with DA not later than 15 days from the date of issue of work order.

#Note: These guidelines are for the preparation of Masterplan for the Development Area only.

3.2. Preparation of Map 1: Base map

3.2.1. By the time the agreement is entered into, the DA shall make available to the consultant:

a. UDA boundary

b. Administrative Boundaries (ULB/Gram panchayath)

c. Revenue boundaries (Village maps and Town survey maps uptill Survey numbers for all the areas within its jurisdiction.)

3.2.2. The consultant hired shall prepare the Map 1 – base map which is a cadastral map for the development area duly digitising the Village maps, town survey maps.

3.2.3. The map 1 shall clearly indicate the area of interest (AoI)/planning boundary for which the current spatial exercise is taken up and all the survey numbers within. Map 1 shall clearly earmark all the administrative and revenue boundaries like the district, mandal, village, & survey boundaries in rural areas; and the ULB, ward, &Survey boundaries in urban areas along with relevant labelling.

3.2.4. Map 1 shall clearly denote all Government lands as a separate layer with solid hatch symbology. This data may be obtained by the consultants as per the revenue records(Village map, FMB, RSR, Adangal etc).

3.2.5. All water bodies such as Nala, Vagu, Canals, Tanks and Rivers etc. marked as per revenue records. (Village map, FMB, RSR, Adangal etc) shall be depicted as a separate layer with solid hatch symbology.

3.2.6. Map 1 shall be prepared and submitted by the consultant along with *'Quality Assurance Checklist 1: Basemap preparation* to the authority within 4 weeks of assigning of the project. The resurvey data being carried out by the State shall be used where-ever available.

3.2.7. The Consultant shall submit details of Government properties separately in the format specified below along with the base map:

.....Development Authority

Register of Government Properties prepared as part of Master Plan

S. No.	Name of the Mandal	Name of the Village	Survey No.	Extent of the Land as per Revenue Records	Extent of the Land as on Ground	Land Classification as per Revenue Records	Land Classification as on Ground	Remarks
(1)	(2)	(3)	(4)	(5)	(6)	(7)	(8)	(9)

3.2.8. Map 1 submitted by the consultant shall be verified and corrections if any shall be communicated by the respective ward/village secretariat level and local body within 15 days. These corrections shall be communicated to consultant andupdated map 1 shall be submitted by the consultant within 2 weeks. The finalisation and certification of map 1 by the Authority shall be completed within 6 weeks of initial submission of Map 1 by the consultant.

3.3. Preparation of Map 2 – Existing Landuse Map[1]

3.3.1. The consultant shall take up extensive survey to map the existing landuses duly following the guidelines for map preparation as per "Formulation of GIS based Master Plan for AMRUT Cities – Design & Standards". [2]

[1] Existing Land use (ELU) map in this guidelines refers to the Present Landuse map in rule 15 of APMRUDA Rules 2018 issued vide GO Ms 161 MAUD Dt: 17.05.2018.

[2] "Formulation of GIS based Master Plan for AMRUT Cities – Design & Standards" dated May, 2016 issued by the Town and Country Planning Organisation, Ministry of Urban Development, Government of India. The report sets benchmark and standards for the entire map preparation process right from the raw image standards till the layerwise content and classification of layers in proposed land use. The report provides format for urban data collection at town/ward level consisting of 25 tables which cover key areas such as demography, physical

3.3.2. Existing Land Use (ELU) map shall be prepared and submitted by the consultant within 4 weeks from the date of finalisation of Map I by the UDA.

3.3.3. Ground truthing and validation shall be done at the ward/village secretariat level. Detailed ward/village secretariat level maps of ELU maps prepared by the Consultant shall be printed/data captured online and certified by the concerned WPRS as well as all the town planning staff at the local body level.

3.3.4. This shall be regularly verified and quality assured by the Scrutiny Committee as per the *'Quality Assurance Checklist 2: ELU preparation'*

3.3.5. The certified copies shall be scanned and stored digitally for record and future reference purpose.

3.3.6. These ward/village secretariat level ELU maps shall be consolidated to arrive at the ELU map for the planning area. This ELU map shall be certified by the town planning staff and the executive authority of the respective authority getting the masterplan prepared. Thus, responsibility of ground truthing is fixed with the concerned officers.

3.3.7. As soon as the Existing landuse map is finalised and signed, the consultant shall prepare an Existing landuse register as prescribed in rule 15(2) of APMRUDA Rules 2018[3] and submit the same to the Authority.

.....Development Authority

Existing Land Use Register ofMaster Plan

S. No.	Nameof the Revenue Ward / Revenue Village	Block No./ Street	Survey No.	Nature of use	Approximate extent of land	Remarks
(1)	(2)	(3)	(4)	(5)	(6)	(7)

3.4. Surveys and field data collection

3.4.1. The consultant shall take up primary, secondary and socio-economic surveys with stakeholders like local bodies and elected representatives; other departments/agencies; citizens, during the planning process as a diagnostic tool for the health of the planning area, assessing the existing conditions, spatial variations within the planning area, time series information, etc. as well as analysis and projections for future requirements in respect of various activities.

3.4.2. The survey to be carried out by the consultant under subsection (4) of section 11 of the Act may include the survey andanalysis of the planning area and its vicinity areas withreference to the physical and socio-economic aspects.

3.4.3. Mandatory citizen consultation shall be carried out at the local body level (preferably at the ward secretariat level) to identify the needs and aspirations of the citizens.

& locational aspects, physical and social infrastructure, environment, housing and slums, governance, etc. which are vital for study of existing situation and framing of proposals for master plan formulation.

[3] APMRUDA Rules 2018 – Andhra Pradesh Metropolitan Region and Urban Development Authorities Rules, 2018 issued vide GO Ms 161 MAUD Dt: 17.05.2018 under the purview of APMRUDA Act, 2016.

3.4.4. The format for urban data collection at town/ward/village level covering key areas which are vital for study of existing situation and framing of proposals for master plan formulation are provided in the "Formulation of GIS based Master Plan for AMRUT Cities – Design & Standards". List of surveys to be carried out additionally are enclosed with this guideline as Annexure 2.

3.4.5. These surveys are to be mandatorily carried out by the Consultant and incorporated in the masterplan report.

3.5. Preparation of Map 3[4]: (i) Proposed Land Use map - Draft & (ii) Proposed Transportation & Infrastructure Planning map – draft.

3.5.1. Map number 3 is the draft of the proposed masterplan maps published by theAuthority under the provisions of APMRUDA Act, 2016.

3.5.2. The consultant shall submit two maps under map 3.

(i) Proposed Land Use(PLU) map

(ii) Proposed Transportation& Infrastructure Planning (PTIP) map

3.5.3. The PLU map shall contain the proposed landuses for all the survey numbers in Map 1. This map shall be prepared duly following benchmarks in the "Formulation of GIS based Master Plan for AMRUT Cities – Design & Standards" for preparation of GIS based masterplan map preparation. The report details the format for GIS data structure, coding scheme, symbologies and attributes.

3.5.4. The percentages assigned for each of landuse in PLU map shall be in accordance with URDPFI guidelines. (Annexure 1) However, '+' or '-' 10% of variation in the said percentages are allowed.

3.5.5. In the GIS based PLU map, the following data shall also be incorporated as separate layers:

a) All approved layout data along with the layout open space, layout roads, and plots irrespective of ground situation.
b) Approved/modified change of land use (CLU) parcels has to be earmarked.
c) Weaker section housing, Housing For All (HFA), TIDCO, Middle Income Group (MIG) Housing, Pedalandariki Illu layouts and other Government housing schemes.
d) In principle approved layout patterns of LRS 2020.
e) All land parcels, pertaining to APIIC shall be earmarked as Industrial use zone.

3.5.6. The consultant shall ensure that the physical and social infrastructure requirements for urban areas as per URDPFI guidelines are verified for each and every ULB in the planning area and relevant spatial proposals are recommended. Further regional level analysis are to be carried out and relevant spatial proposals are to be reflected in map 3.

3.5.7. The Proposed Transportation and Infrastructure Planning (PTIP) map shall not contain the landuses. For preparation of the PTIP map, on the map 1, all the roads and new sector-wise spatial proposals in the masterplan shall

[4]Map 3 in this guideline refers to the draft Development plans described in rule 16 of APMRUDA Rules 2018 issued vide GO Ms 161 MAUD Dt: 17.05.2018.

be clearly marked as polygons/lines/points. The existing roads are to be marked in black with line weight proportionate to the road width. All the newly proposed roads, proposed road widenings stretches, other transportation & connectivity related proposals[5] are to be denoted with colour symbologies with line weight proportionate to the road width. Further the sectorwise spatial proposals in the masterplan are to be earmarked as polygons with relevant symbology. These symbologies shall not overlapping with the other landuse symbologies in "Formulation of GIS based Master Plan for AMRUT Cities – Design & Standards".

3.5.8. Proposed Transportation& Infrastructure Planning map - PTIP mapshall ensure that proper road hierarchies as per planning norms in URDPFIguidelines are followed. It also assists the consultants and the reviewing authority toensure that the spatial proposals for the future development of the planning area are not missed out in the masterplan.

3.5.9. The PLU & PTIP maps prepared by the consultant shall submitted to the UDA along with the following 12 proforma duly filled in:

a. **Road Inventory Format – New road proposals:**

S. No.	Name of the Road	From	To	Length of the Road	Width of the Road (m)		Nodes/ Junctions	Justification for proposal
					Existing as on ground	Proposed Road Width		
1								

Note: 30 feet and above roads can be proposed (minimum of 30 feet road)

b. **Road Inventory Format – Deletion of roads:**

S. No.	Name of the Road	From	To	Length of the Road	Width of the Road (m)		Nodes/ Junctions	Reasons for deletion
					As per sanctioned Master Plan	Existing as on ground		
1								

Note: 30 feet and above roads can be proposed (minimum of 30 feet road)

[5]transportation & connectivity related proposals – means, bridges, flyover, pedestrian paths, junction improvements, etc, water, rail and air connectivity proposals etc.

c. **Road Inventory Format – Increase of road width:**

S. No.	Name of the Road	From	To	Length of the Road	Width of the Road (mt)			Node/ Junctions	Reasons for increase
					As per sanctioned Master Plan	Existing as on ground	Proposed Road Width		
1									

Note: 30 feet and above roads can be proposed (minimum of 30 feet road)

d. **Road Inventory Format – Decrease of road width:**

S. No.	Name of the Road	From	To	Length of the Road	Width of the Road (m)			Node/ Junctions	Reasons for decrease
					As per sanctioned Master Plan	Existing as on ground	Proposed Road Width		
1									

Note: 30 feet and above roads can be proposed (minimum of 30 feet road)

e. **Road Inventory Format – increase in road length:**

S. No.	Name of the Road	From	To	Width of the Road	Length of the Road (m)			Node/ Junctions	Reasons for increase
					As per sanctioned Master Plan	Existing as on ground	Proposed Road length		
1									

Note: 30 feet and above roads can be proposed (minimum of 30 feet road)

f. **Road Inventory Format – decrease in road length:**

S. No.	Name of the Road	From	To	Width of the Road	Width of the Road (m)			Node/ Junctions	Reasons for decrease
					As per sanctioned Master Plan	Existing as on ground	Proposed Road length		
1									

Note: 30 feet and above roads can be proposed (minimum of 30 feet road)

g. **Road Inventory Format – Road Realignment:**

S. No.	Name of the Road	Existing			Proposed			Width of the Road (m)			Node/ Junctions	Reasons for realignment
		From	To	Length of Road	From	To	Length of Road	As per sanctioned Master Plan	Existing as on ground	Proposed Road length		
1												

Note: 30 feet and above roads can be proposed (minimum of 30 feet road)

h. **Road Junction Inventory – New proposals**

S. No.	Name of the Junction	Junction type (eg.3 wayjn; 4 way jn; etc)	Name of Connecting roads	Junction dimensions (m)		Reasons for new proposal.
				Existing as on ground	Proposed junction width	
1						

i. **Road Junction Inventory – Deletion of proposals**

S. No.	Name of the Junction	Junction type (eg.3 wayjn; 4 way jn; etc)	Name of Connecting roads	Junction dimensions (m) - Existing as on ground	Reasons for Deletion.
1					

j. Reporting Format for Land Use Percentages:

Percentage of Land use (%)						
S. No.	**Land Use**	**As per Approved Master Plan**	**Existing as on Ground**	**Proposed**	**As per URDPFI Guidelines**	**Justification for Increase/ Decrease of Land Use percentages**
1	**Residential**					
2	**Commercial**					
3	**Mixed Land Use**					
4	**Public and Semi Public**					
5	**Industrial**					
6	**Recreational**					
7	**Transportation and Communication**					
8	**Agriculture, Water bodies and Special areas**					

#Note: all the landuse classes present in the planning area as per the "Formulation of GIS based Master Plan for AMRUT Cities – Design & Standards" shall in included in the table above.

k. Modification/Variations in Land Use

As per sanctioned Master Plan	**Modification Suggested**	**Reasons/Justification for Modification**

l. Proposed Land Use Register of Master Plan

S.No.	**NameofRevenue Ward /Revenue Village**	**BlockNo./ Street**	**Survey No.**	**Nature of use**	**Approximate extent of land**	**Remarks**
(1)	**(2)**	**(3)**	**(4)**	**(5)**	**(6)**	**(7)**

3.5.10. The map 3 prepared by the consultant shall be finalised by the Authority after verifying the same wrt URDPFI Guidelines.

3.5.11. The finalised map 3 title shall clearly mention the horizon period for which the masterplan is prepared. For example:

"Masterplan for Bapatla Urban Development Authority

Map 3 (i) Proposed Land Use (PLU) Map for the year 2045"

3.5.12. In the preparation of Map 3, PLU the following shall be ensured by the Scrutiny Committee through Quality Assurance Checklist 3.

(1) A buffer shall be provided for all water bodieswithin the planning area.

(2) Proposed land use percentages shall be mentioned in the PLU map.

(3) Public & Semi-Public use zone, Recreational use zone shall be earmarked preferably in Government lands. Where Government land is not available, it shall be earmarked in the junctions of the survey numbers with proper connectivity.

(4) Neighbourhood concept/Inclusive development has to considered while distributing the land uses.

(5) Hawkers zone with different colour codes shall be earmarked as per the Andhra Pradesh Street Vendors (Protection of Livelihood and Regulation of Street Vending) Rules, 2017.

(6) Landfill sites shall be marked as public utilities and shall be shown duly providing appropriate buffers.

(7) A 10 m road buffer shall be given on either side of High Tension (HT) lines.

(8) Noise Level (Noise Pollution) in the prominent Places like Industrial areas, CBD, Residential Colonies, Major Junctions and main roads, Transport Terminals etc. in ULB shall be marked as a separate layer and shall be included in report.

(9) Buffer for existing Heritage areas/precincts/zones, Archaeological sites of historical significance (Fort/Monument), Reserve forest, and tourist places has to be earmarked in the proposed Master Plan with proper justification/feasibility report.

(10) Commercial or mixed land use stretch is not recommended for all the roads. For National and State Highways, By-Pass etc i.e. roads above 60' within the settlement area upto 100' depth commercial/ mixed stretch can be provided. For roads up to 60' commercial stretch can be provided where there is existing commercial development.

(11) The proposed road should be aligned with the existing Donkas/ cart track as far as possible.

(12) The partly implemented master plan roads (as per the existing Master plan/Indicative Land Use Plan (ILUP)). shall be retained

(13) All the Master Plan Road junctions should be splayed with smooth curve.

(14) The minimum road width of 9 mt (30' 0") shall be shown in the Masterplan maps.

3.6. Masterplan Report:

3.6.1. The masterplan report shall be a comprehensive report which will act as a guide for the local body and the authority in deciding the projects to be taken up for the planned development for the horizon period of the spatial plan.

3.6.2. In view of the above, it is proposed that the masterplan report be elaborated into 4 parts as follows:

Part 1: Study & analysis

Part 2: Integrated development Perspective

Part 3: Proposed landuse plan and sectoral proposals

Part 4: Zoning regulations and annexures and Implementation Mechanism of Masterplan.

3.6.3. Part 1 of the report is a consolidation of the sectorwise data on existing situation of the planning area duly summarising the limitations and the sectoral aspirations.

3.6.4. Part 2 is a consolidation of the chapterwise summary, envisioning for the planning area, spatial analysis and arriving at a development concept for the planning area.

3.6.5. Part 3 details out the proposed landuse plan and also all the spatial proposals for each and every sector.

3.6.6. Part 4 shall contain zoning regulations to implement the Master Plan and nature of structures permitted/prohibited in the specific landuse. Further the Implementation Mechanism of Master Plan also shall be detailed out.

3.6.7. Further, as the masterplan is for a horizon period of 20 years, the masterplan report shall identify all the potential projects/studies/policies to be taken up for the planning area in the next 20 years.

3.6.8. A detailed table duly identifying the list of departments to be involved in each project, the potential duration of project i.e short term, medium term & long term shall be identified for easy reference of the local body/development authority.

3.6.9. Masterplan report shall be submitted for vettedby the Scrutiny Committee at regular intervals/stage wise and shall submit report to PMU in the prescribed format at every stage.

3.7. Technical approval for Draft Masterplan

3.7.1. Once the draft masterplan is prepared with the regular monitoring and guidance of the Scrutiny Committee, the ULB/DA shall submit the same to the Scrutiny Committee for final vetting.

3.7.2. If all the 3 quality assurance checklists are satisfied and justified, the Scrutiny committee will refer the Draft Master Plan to the PMU set up at the O/o DTCP to examine and provide critical feedback. This shall consist of Map 1-base map, Map 2- Existing Lanuse map, Map 3 – Proposed Landuse map and Proposed Transportation & Infrastructure Planning Map, Masterplan report as soft copy in GIS format along with print out of each map (not less than 5 copies). All the reporting proformas, quality assurance checklists and certified copies shall be made available to the PMU.

3.7.3. PMU may call the Scrutiny Committee at any time during the Master Plan preparation for review.

3.7.4. The PMU in turn will thoroughly review the maps and report with reference to existing features and proposals as per the guidelines issued by the Government from time to time on Master Plan preparation process; the design standards as per 'Formulation of GIS based Master Plan for AMRUT Cities – Design & Standards' and the planning guidelines as per 'URDPFI'.

3.7.5. The consultant, ULB TP staff, DA TP staff shall be present during the PMU meeting for the said masterplan. The DA shall present the masterplan with the assistance of the Consultant and ULB staff.

3.7.6. The PMU shall submit the review report to the Scrutiny Committee.

3.7.7. The Scrutiny Committee shall ensure that all the observations and feedback provided by the PMU is carried out by the ULB/DA.

3.7.8. Post incorporation of all the feedback, 5 sets of print out of all the maps,report and soft copies of the same shall be submitted to the Government through DTCP.

3.7.9. Government shall accord technical approval for draft Master Plan and return 4 sets of copies to the authority who submitted the same duly marking a copy to the DTCP for information.

3.8. Publication of Masterplan

3.8.1. After obtaining the Draft Master Plan approval from the Government, Masterplan shall be published by the Authority duly following the procedure mentioned in rule 16 of APMRUDA Rules, 2018.

3.8.2. During publication period, the map 1, map 2, map 3(i) map 3 (ii), along with the Zoning Regulations and masterplan report, existing landuse register, and proposed landuse register for the masterplan shall be made available to the public for verification. It has to be displayed in the dash boards of UDAs and DT&CP.

3.9. Consolidation of Objections & Suggestions received from Public during the publication period.

3.9.1. The objections and suggestions received from the public to the publishing authority shall be consolidated as per the provisions of the respective Act.

3.9.2. The objections & suggestions shall be categorized as landuse objections & road network objections.

3.9.3. All the objections shall be located on map 3.

3.9.4. Once the objections & suggestions are consolidated and located in Map 3, the same may be submitted to the Scrutiny Committee for scrutiny as soft copy in GIS format along with 5 sets of print outs.

3.9.5. The scrutiny committee shall refer the same along with their remarks to the PMU.

3.9.6. The consultant, ULB TP staff and DA TP staff shall present the objections and suggestions at the PMU meeting.

3.9.7. The PMU shall submit the review report to the DA.

3.9.8. The Scrutiny Committee shall ensure that all the observations and feedback provided by the PMU is carried out by the DA.

3.10. Technical Approval from the Government for final MasterPlan& preparation of Map 4.

3.10.1. Post incorporation of all the feedback from PMU, the map prepared shall be labelled as Map 4. Not less than 5 sets of print out of all the maps (relating to Map 4) and final report shall be submitted by the DA to the Government through the DTCP. These maps shall be signed by the TP staff and executive authority of theDevelopment Authority. Soft copies of the same shall also be submitted.

3.10.2. DTCP with the recommendation of the PMU shall forward all the sets of copies to the Government for approval. All the sets send to the Government shall be signed by the DTCP.

3.11. Submission to Government for Sanction

3.11.1. The DTCP while forwarding the masterplan to Government for approval shall submit not less than 5 sets of the following to Government for Sanction:

(i) Map 1 – Certified by the DA

(ii) Map 2 – Certified by the DA

(iii) Map 4 duly signed byTP staff & executive authority at the DA; and the O/o DTCP

(iv) Masterplan Report along with Zoning Regulations duly signed by TP staff & executive authority at the DA; and the O/o DTCP

3.11.2. After review, the Government may accord Sanction to the Masterplan duly certifying the Map 4 along with the Zoning Regulations and report. The Government order according Sanction shall be mentioned in the Map 4. One copy shall be sent to the DTCP, one may be retained by

the Government for record purpose and balance shall be returned to the DA duly signed. Signed copy shall be converted in the PDF format and shall retain for record purpose.

3.11.3. Scanned copies of the MAP 1, MAP 2, MAP 4 and masterplan report shall be made available in DTCP website for public access. The same shall be shared with the respective UDA, RDDTP & respective ULB for reference and uploading in website.

3.11.4. After Government's approval, the same shall be published in the Andhra Pradesh Gazette as per rule 16 of APMRUDA Rules, 2018. Further mandatory steps as per the same rule shall be carried out by the Authority.

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Annexure 1: Proposed Landuse Structures to be followed.

The list of landuse structures to be followed for various types of cities as per the Urban and Regional Plan Formulation and Implementation – URDPFI Guidelines issued by the Ministry of Urban Development, Government of India in the year 2015 are listed below:

1. Landuse Structure for Developable Area in **Urban Centres**:

S.No.	Land use Category*	Percentage of Developed Area			
		Small	Medium	Large Cities	Metropolitan Cities & Megapolis
1	Residential	45-50	43-48	36-39	36-38
2	Commercial	2-3	4-6	5-6	5-6
3	Industrial	8-10	7-9	7-8	7-8
4	Pub. & Semi Public	6-8	6-8	10-12	10-12
5	Recreational	12-14	12-14	14-16	14-16
6	Transport & Communication	10-12	10-12	12-14	12-14
7	Agriculture, Water bodies and Special areas	Balance	Balance	Balance	Balance
8	**Total Developed Area**	**100**	**100**	**100**	**100**

2. Land use structure for **hill towns**

Land use Category	Percentage of Developed Area		
	Small	Medium	Large & Metropolitan Cities
Residential	50-55	48-52	45-48
Commercial	2-3	2-3	4-5
Industrial	3-4	4-5	4-6
Pub. & Semi Public	8-10	8-10	12-14
Recreational	15-18	15-18	16-18
Transport & Communication	5-6	5-6	6-8
Ecological	Balance	Balance	Balance

3. Land use structure for **Industrial towns**

Sl. No.	Land use Category	Percentage of Developable Area
1	Residential	20-25
2	Commercial	3-4
3	Industrial	30-35
4	Public and Semi-Public	6 -8
5	Recreational	12-15
6	Transport and Communication (including logistics)	10-12
7	Water bodies & Special areas	Balance
	Total	**100**

4. Land use structure for **Heritage/ Religious/ Tourism City**

Sl. No.	Land use Category	Percentage of Developable Area
1	Residential	35-40
2	Commercial	5-7
3	Industrial	4-5
4	Public and Semi-Public	10-12
5	Transport and Communication	12-14
6	Recreational & water bodies	10-12
7	Special areas (including heritage and religious areas)	7-10
	Total	**100**

5. Land use structure for **Port City**

Sl. No.	Land use Category	Percentage of Developable Area
1	Residential	20-24
2	Commercial	3-4
3	Industrial (including Port)	20-25
4	Public and Semi-Public	6-8
5	Recreational (including waterfront activities)	15-20
6	Transport and Communication (including logistics)	15-18
7	Primary activities & Water bodies	Balance
	Total	**100**

Annexure 2: List of Surveys

The following list of Surveys are to be mandatorily conducted as part of the Spatial plan preparation. These are in addition to the list of surveys mandated in the "Formulation of GIS based Master Plan for AMRUT Cities – Design & Standards".

Survey 1: Home Interview (Or) Socio-Economic Survey

Survey 2: Road Network Inventory Survey

Survey 3: Origin Destination Survey (Passenger Vehicles)

Survey 4: Origin Destination Survey (Goods Vehicles)

Survey 5: Classified Traffic Volume Count Survey

Survey 6: Transportation - Parking Survey

Survey 7: Heritage & Tourism Inventory Survey

Survey 8: Stakeholder Consultation Survey

Survey 9: Water bodies and Reserved Open Spaces Survey.

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